

Fukuda Seed Company Building

Name of Property

City and County of Honolulu, Hawaii

County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Fukuda Seed Company Building

Other names/site number: Tamura Building

Name of related multiple property listing: NA

(Enter "N/A" if property is not part of a multiple property listing _____)

2. Location

Street & number: 524 Kaaahi Street

City or town: Honolulu State: HI County: Honolulu

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ X local

Applicable National Register Criteria:

___ A ___ B ___ X C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Fede

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

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Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/ Specialty Store

Domestic/ Multiple dwelling

Current Functions

(Enter categories from instructions.)

Domestic/ Institutional Housing

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement/ Moderne

Modern Movement/ International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Concrete

Walls: Concrete

Roof: Concrete

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The Fukuda Seed Company Building is located in an urban area just northwest of downtown Honolulu, on the border of the districts of Iwilei and Palama. Its corner location is one block south of Dillingham Boulevard. The three-story concrete and concrete masonry unit (CMU) building has a rounded-V shaped footprint and embodies elements linking it to both the International and Moderne Styles. Its lack of window detailing and smooth, unornamented wall surfaces relate to the International Style, while the curved corners and horizontality of the cantilevered canopies are identifying hallmarks of the Moderne Style. The building retains a large measure of all aspects of integrity sufficient to allow National Register listing. The only apparent alterations are the installation of window air conditioning units and the replacement of some first-floor jalousie transoms.

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Narrative Description

The narrative description that follows is based on exterior characteristics, since access to the property, and to the interior of the building, was not granted by the owner.

The Fukuda Seed Company Building has ten storefronts on the ground floor and rental apartments on the second and third floors. The building's V-shaped plan is oriented with its arms (each about 32 feet wide and 140 feet long) along the sidewalks of Kaaahi and Kaamahu Streets. The rounded corners of the building are large arcs with radii of about 65 feet. The building has a reinforced concrete frame and exterior walls of CMU hollow tile¹ that are set in a stacked bond pattern. It has a flat roof with a cantilevered concrete canopy at the cornice that extends out about three feet. A similar canopy above the first-floor storefronts extends out about five feet, and a narrower canopy above the second-floor windows extends out about one foot.

Enclosed by the arms of the V, the area behind the building is a paved parking lot that is accessed by two open bay passages through the first floor of the building. One is located at the base of the V at the corner of Kaaahi and Kaamahu Streets, and the other is near the end of the east arm of the building. The passages are each one story high and about 23 feet wide. One passage is near the south end of the building, off Kaaahi Street, and the other near the east end, off Kaamahu Street. The south passage is secured with a metal roll up grille and the east passage is secured with a hinged, chain-link double gate. Nine of the building's storefronts have entry doors from the sidewalk, while the tenth storefront, at the east end of the building, is entered via a doorway in the east passage.

The first-floor storefronts have aluminum framed double doors with large single glass panels and jalousie transoms. Storefront windows are large aluminum framed picture windows with jalousie and fixed light transoms. Fenestration on the second and third floors each consists of single rows of regularly spaced openings with double sash jalousies. Window air conditioners have been added in many of the upper floor jalousie windows and at some of the first-floor transoms. The rear of the building has stairway access to the second and third floors from the parking area. Balconies at the upper floors provide access to the apartments.

The building retains a large measure of all aspects of integrity to allow National Register listing. The only apparent alterations are the installation of window air conditioning units and the replacement of some jalousie transoms. As such, the building retains integrity of location, design, materials, workmanship. Integrity of setting, feeling and association are also largely intact. The surrounding area is much as it was at the time of the building construction. While some additional buildings have been built nearby, the setting has been a relatively densely built-up local road near the busy intersection of King Street and Dillingham Boulevard since 1968.

¹ In Hawaii, concrete masonry units (CMU) are referred to as hollow tile. See J. Meredith Neil, "Paradise Improved, Environmental Design in Hawaii." In *The American Association of Architectural Bibliographers, Papers, Vol VIII*, William B. O'Neal, ed. (Charlottesville: University Press of Virginia). 1971. P. 11.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1968

Significant Dates

1968

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Tadao Tamura (General Contractor)

William Chun Ming (Engineer)

Statement of Significance Summary (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Fukuda Seed Company Building² is locally significant under Criterion C as a low-rise walk-up apartment with business storefronts on the first floor, in a distinctive form. Its distinct Moderne and International Style characteristics are a late adoption of forms initially implemented in Hawaii architecture as early as the 1930s. Nearly vernacular in rendition, its details and proportions are less finely honed than earlier and more formal architect-designed buildings, and its appeal is in its utilitarian interpretation of the earlier forms. Its period of significance is 1968, its date of construction.

² Fukuda Seed Company Building is used as the historic name because the Fukuda Seed Company occupied ground floor retail space at the apex of the building from its opening until at least 1999.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Fukuda Seed Company Building is locally significant under Criterion C as a walk-up apartment above a commercial storefront, in a distinctive form. Its Moderne characteristics (rounded exterior corners, a flat roofline, and curving, thin, cantilevered canopies) are a reflection of forms initially applied in Hawaii architecture as early as the 1930s, while its International Style influences (lack of window detailing, smooth wall surfaces, and cantilevered projecting canopies) were first employed in Hawaii later, during World War II. The building is nearly vernacular in rendition, with its details and proportions less finely honed and more utilitarian than earlier and more formally architect-designed commercial buildings in these styles.

MODERNE STYLE

The Moderne style was introduced to the United States in the early 1930s and was first used in Hawaii's buildings during that decade.³ The style, with horizontal lines, was "stripped of ornament and easily adapted to mass duplication," and was seen by critics at that time "to be symbolic of the dynamic twentieth century, of speed and machines."⁴ The Moderne style of architecture "penetrated deep into the vernacular of American building and appeared in small towns everywhere."⁵ In Hawaii, its use became an expression of the Territory's aspirations to appear as up-to-date as possible.

The Moderne Style was utilized in Hawaii for vernacular as well as architect-designed buildings, most frequently in commercial shop buildings.⁶ In Honolulu, several examples of the Moderne style with rounded exterior corners, are extant on prominent corridors including King and Bethel streets. Such buildings appear to have become popular in Honolulu after World War II and may have followed the establishment of building setback lines during the mid-century that promoted traffic safety.

Extant examples include 50 N. King Street (built in 1955, and designed by architect Ernest H. Hara), 1103 S. King Street (built in 1951), 1269 S. King Street (built in 1955), and 1301 S. King Street (built in 1957). The Plumbers and Fitters Union Building (1107 Bethel Street, built in 1955), and 1165 Bethel Street (built in 1960) are additional examples.⁷ While they vary in fenestration pattern, number of floors, and details, their overall Moderne, rounded exterior corner form, and cantilevered concrete canopies are all likely precursors to the Fukuda Seed Company Building.

³ Don J. Hibbard, *Buildings of Hawaii*. (Charlottesville: University of Virginia Press). 2011. p. 36.

⁴ Frederick Koepfer, "Streamline Moderne," in Marcus Whiffen and Frederick Koepfer, *American Architecture 1607-1976*. (Cambridge: The MIT Press). 1981. p. 331.

⁵ Ibid.

⁶ Hibbard, *Buildings of Hawaii*. 2011. p. 36.

⁷ Fung Associates, *Hawaii Modernism*. 2011. pp. 4-5.

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INTERNATIONAL STYLE

The International Style appears to have made its formal entree into the Territory of Hawaii's architecture in the World War II era, by way of Navy construction projects and industrialist architect Albert Kahn. Kahn's firm designed a number of International Style buildings at Pearl Harbor Naval Base and the Naval Air Station at Kaneohe Bay, under contract to Contractors, Pacific Naval Air Bases (CPNAB). Also during the war years, and likely following Kahn's lead, noted Hawaii architect Charles W. Dickey designed several additional buildings for the Navy in the International Style. These included the Dispensary on Ford Island, and the Aiea Heights Naval Hospital.

After the war, in the 1950s, some large buildings were erected in Honolulu that had a noticeable International style, such as the Liliuokalani Building for the Territorial Welfare Department. Completed in 1950, and designed by Hart Wood, this building exhibited wide, continuous strips of steel windows at all four floors that visually outweigh the concrete floor divisions. Strictly interpreted International Style buildings like this, however, became less common in the Territory as architects began to blend International Style with a Hawaiian "architectural regionalism" that came to be known as Hawaiian Modern.⁸

BUILDING HISTORY AND CHARACTERISTICS

The Fukuda Seed Company Building's original building permit lists the parcel owners as Tadao Tamura and Richard Lam. Tamura was a subdivision developer and general contractor; Richard Lam was a physician. The building permit application indicates the plan maker was William Chun Ming, a structural engineer with an office in Honolulu from about 1955 to 1970. The permit application was submitted in late-1965, and permit number 20544 was issued on January 12, 1966 with a valuation of \$285,000 for the new building, which was completed by 1968.⁹ The building was designed and built to function as an investment property, with a commercial storefront on the ground floor and apartments above.¹⁰ Originally, there were thirteen apartments on each of the upper floors, for a total of 26 rental units.

By 1968, the former Territory of Hawaii had been the 50th State for nearly ten years. The built environment of metropolitan Oahu had been extensively developed because of the jet age and Statehood (1959), with an increase in tourism and new hotels, as well as new residential subdivisions, modest walk-up apartments, and commercial construction. "Much of Hawaii's architecture in the 1950s through early 1970s was not high-end design but contractor-built for pressing local needs."¹¹ Further, the mix of Moderne and International Style features became common of post-World-War II low-rise commercial buildings in Honolulu¹² because of its wide-

⁸ Don J. Hibbard, "Vladimir Ossipoff Meets Hawaii: A response to the Islands. In Dean Sakamoto, ed. with Karla Britton and Diana Murphy. *Hawaiian Modern, The Architecture of Vladimir Ossipoff*. (New Haven: Yale University Press). 2007.

⁹ It appears on an aerial photo in the Hawaii State Archives that is dated February 6, 1968, and a field survey card was completed in October of that year by the City and County of Honolulu Real Property Assessment office.

¹⁰ While residential apartments above commercial storefronts were built on the continental United States since at least the late 19th Century, when families lived above their shops and other businesses, in Hawaii, this arrangement occurred slightly later. This efficient building type was used in Honolulu's Chinatown by the turn of the 20th Century, but became quite common beginning in the 1920s and 30s along several main urban corridors of Honolulu.

¹¹ Fung Associates, *Hawaii Modernism*. 2011. pp. 3-22.

¹² Fung Associates, Inc. *Hawaii Modernism Context Study*, (Honolulu: Historic Hawaii Foundation). 2011. p. 4-2.

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spread commercial applications as well as its economies. The modest Moderne and International-influenced design of the Fukuda Seed Company Building, drawn by structural engineer William Chun-Ming, is notably utilitarian, in keeping with this era. A formal architect-designed building in the Moderne style would have been unlikely,¹³ because architects would likely have eschewed using such an outdated style in 1968.

The design rendered by William Chun Ming is straightforward and lacks architectural detail. The building's jalousie windows on the second and third floors are small and appear more as a series of punctured voids than as a continuous ribbon of glazing (the International Style's trademark fenestration pattern). The cantilevered canopy over the second-floor windows is narrower in width and coverage than the canopies at the first and third floors, resulting in an uneven face of the building. Further, while many of Honolulu's architect-designed exterior rounded corner buildings had a parapet, this building does not. Some or all these characteristics may be the result of basic cost-efficiency measures used to produce an efficient and modest structure, while still attempting to present architectural style. The V-shaped plan conforms to the contours of its V-shaped lot. The rounded façade and cantilevered concrete canopies mimic the building directly opposite the intersection at 545 Kaaahi Street, which was also built in 1968.

TENANTS

Tenants changed over the years, but the Fukuda Seed Store rented space in the building for at least three decades. The store sold seeds and other gardening supplies to both gardeners and local commercial farmers. Besides the store, other ground floor storefronts during the 1960s and early 1970s included Club Judy, Club Jade, Laundryland, Kewalo Pickle, and a restaurant (name unknown). Classified ads indicate that residential apartments were located on the second and third floors. The current occupant of the building is a private company that provides 6-month transitional housing and support services for men and women reentering the community after completing long-term prison sentences. Company offices occupy some of the first-floor storefronts and housing is on the upper floors.

¹³ Hibbard, *Buildings of Hawaii*. 2011. p. 203. And Fung Associates, Inc. *Hawaii Modernism*. 2011. pp. 4-2.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Aerial photo Series GSVXJ-S, Hawaii State Archives folder PPA-49-4, photo 3-7 dated February 6, 1968.

Blumenson, John J.-G. *Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945*. Walnut Creek, CA: Altamira Press. 1995.

Fujii, Jocelyn. *Stories of Aloha, Homegrown Treasures of Hawai'i*. Honolulu, Hawaii: Hula Moon Press. 2009.

Fung Associates, Inc. *Hawaii Modernism Context Study*. Honolulu: Historic Hawaii Foundation. 2011.

Hibbard, Don J. *Buildings of Hawaii*. Charlottesville: University of Virginia Press. 2011.

_____, "Vladimir Ossipoff Meets Hawaii: A response to the Islands." In Dean Sakamoto, ed. with Karla Britton and Diana Murphy. *Hawaiian Modern, The Architecture of Vladimir Ossipoff*. New Haven: Yale University Press. 2007. Pp. 33-51.

Mason Architects, Inc. Honolulu High Capacity Transit Corridor Project, Surveyed Property Considered Eligible for National register: Institute for Human Services/Tamura Bldg. Prepared for the November 2008 Honolulu High-Capacity Transit Corridor Project Draft Environmental Impact Statement/Section 4(f) Evaluation. July 2008.

Koeper, Frederick, "Streamline Moderne," in Marcus Whiffen and Frederick Koeper. *American Architecture, 1607-1976*. Cambridge: The MIT Press. 1981.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A Knopf. 1996.

Neil, J. Meredith. "Paradise Improved, Environmental Design in Hawaii." In *The American Association of Architectural Bibliographers, Papers, Vol VIII*, William B. O'Neal, ed. (Charlottesville, University Press of Virginia). 1971.

Ruzicka, Dee, and Polly Tice (Ed.). *Historic American Buildings Suvey, Fukuda Seed Co. Building (Tamura Building) (Institute for Human Services Building)*. HABS No. HI-580. 2015.

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Sakamoto, Dean, ed. with Karla Britton and Diana Murphy. *Hawaiian Modern, The Architecture of Vladimir Ossipoff*. New Haven: Yale University Press. 2007.

Sanborn Map Company. "Fire Insurance Maps, Honolulu, 1950-1975." Available at the Hawaii State Library, Main Branch. Various dates.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property .48 ac

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 21.317420 Longitude: -157.865855

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for this property is the TMK parcel (1) 1-5-007:033.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the historic building and the rear courtyard/ parking area.

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11. Form Prepared By

name/title: Dee Ruzicka (Author), and Polly Tice (Editor)

organization: Mason Architects

street & number: 119 Merchant Street Suite 501

city or town: Honolulu state: HI zip code: 96813

e-mail: dr@masonarch.com

telephone: (808) 536-0556

date: January, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

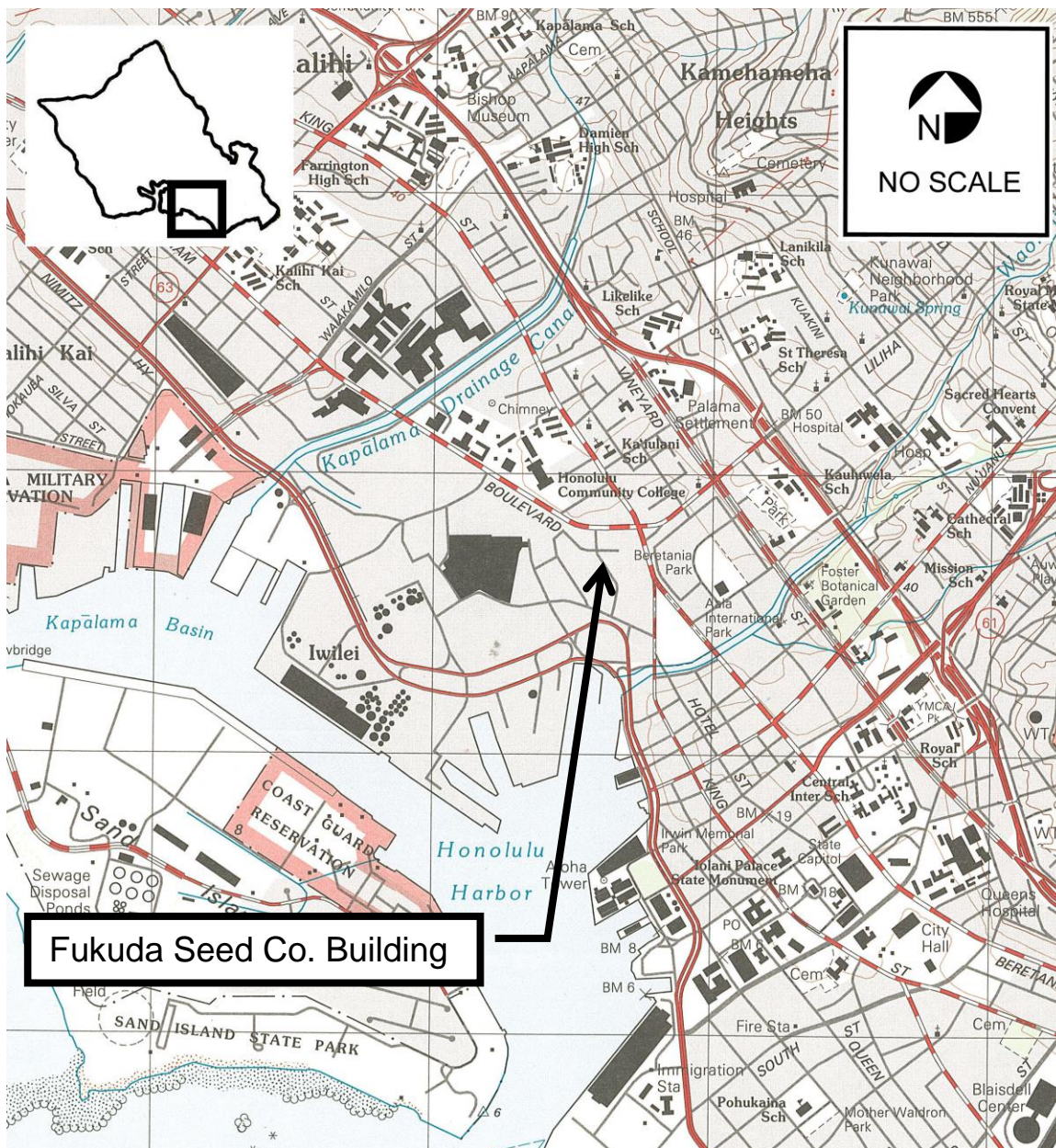
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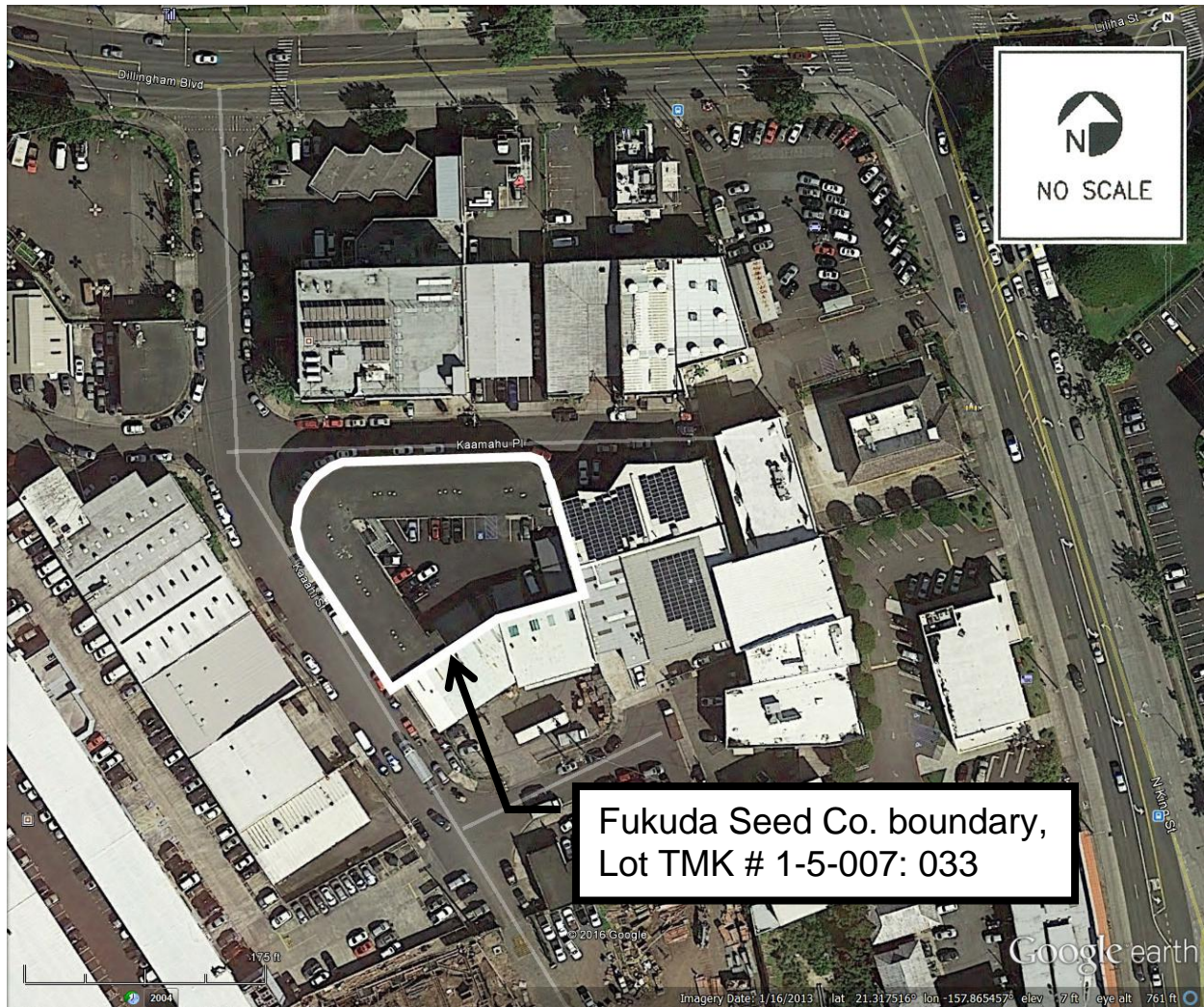
Location map



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Boundary Map



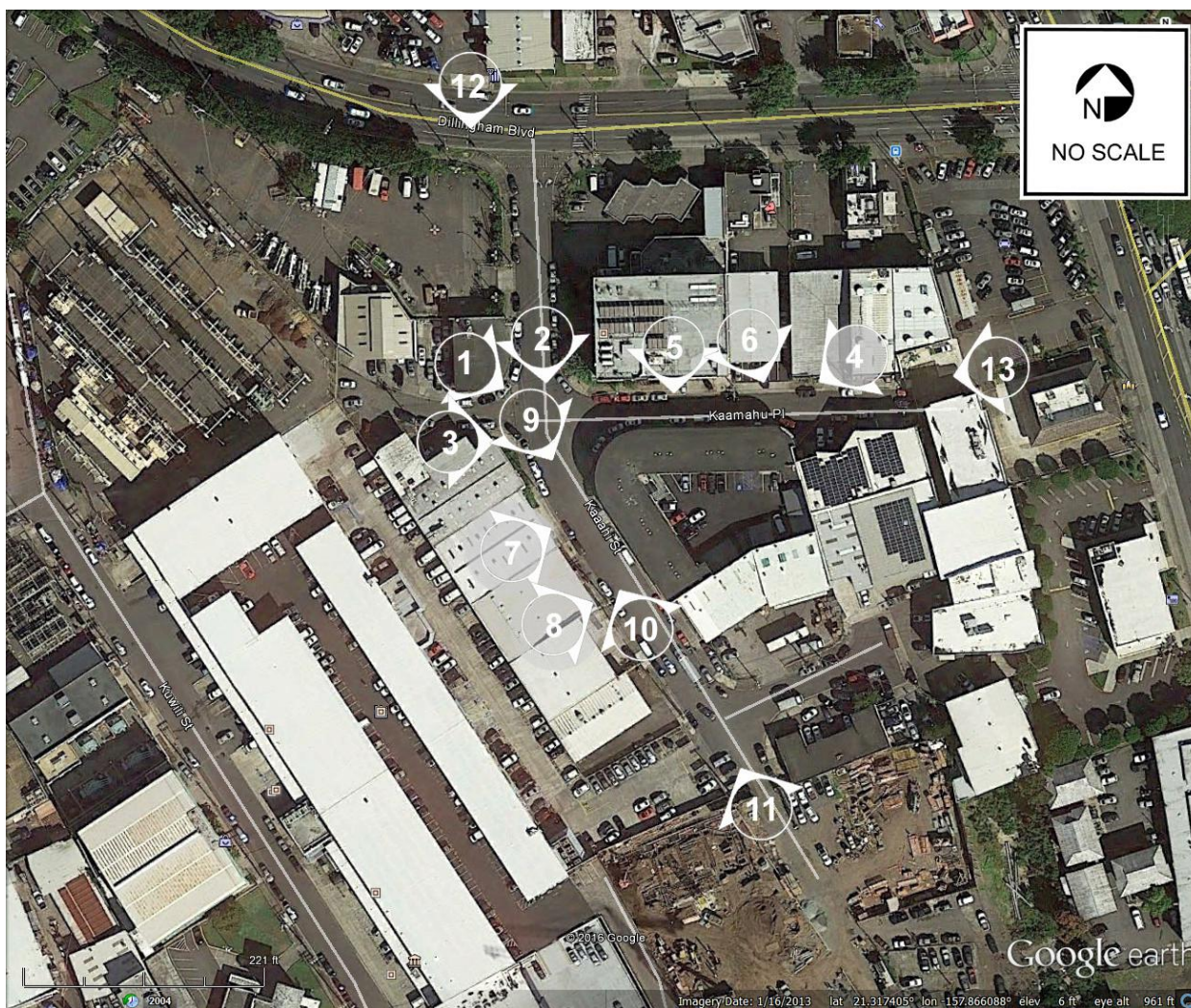
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo key map



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Photo Log

Name of Property: Fukuda Seed Company Building

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: March 4, 2013 (photos 1-8), April 19, 2017 (photos 9-13).

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0001)

Overview of Fukuda Seed Company Building, camera facing southeast.

Photo #2 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0002)

Oblique of Kaaahi Street wing, camera facing south.

Photo #3 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0003)

Oblique of Kaamahu Street wing, camera facing east.

Photo #4 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0004)

Oblique of Kaamahu Street wing showing rounded east end, camera facing southwest.

Photo #5 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0005)

Partial elevation detail of Kaamahu Street wing showing typical configuration, camera facing south.

Photo #6 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0006)

Oblique view detail of east cargo bay passage and east end storefront, camera facing southeast.

Photo #7 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0007)

Partial elevation detail of Kaaahi Street wing showing typical configuration, camera facing northeast.

Photo #8 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0008)

Elevation detail of Kaaahi Street cargo bay passage, camera facing northeast.

Photo #9 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0009)

Context view of Kaaahi Street, camera facing southeast.

Photo #10 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0010)

Context view of Kaaahi Street, Fukuda Building on the right, camera facing northwest.

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Photo #11 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0011)

Context view of Kaaahi Street, Fukuda Building on the right, camera facing northwest.

Photo #12 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0012)

Context view of corner of Dillingham Boulevard and Kaaahi Street, camera facing south.

Photo #13 (HI_HonoluluCounty_FukudaSeedCompanyBuilding_0013)

Context view of Kaamahu Place, camera facing west.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.